

WESTCAL MANAGEMENT COMPANY NEWSLETTER

Volume 1 / Issue 1

HERE WE GROW AGAIN!

We just brought on board
Willow Grove Apartments.

a 158 unit property in
Modesto, CA.

It is a beautiful property and
has recently had a few interior
upgrades such as refaced
cabinets and new appliances.



BEDBUG BILL WINS PASSAGE

Gov. Jerry Brown signed legislation that addresses how property owners and renters [deal with bedbugs](#). AB 551 by Assemblyman Adrin Nazarian took effect Jan. 1. The law aims to increase cooperation among landlords, tenants and pest control operators to successfully control bedbugs. Early detection and reporting of the pests is an important component. AB 551 requires specific notices and practices on the part of landlords and tenants.

*Click the links below to watch a video and read the article from the CAA about the changes you need to be aware of:

https://youtu.be/vpYolZkL_Wo

<https://caanet.org/details-californias-new-bedbug-law-explained/>

“Every human being, of whatever origin, of whatever station, deserves respect. We must each respect other even as we respect ourselves” –Ralph Waldo Emerson

NEW EMPLOYEES SINCE OCT 12TH:

- Sara Fidalgo – Property Manager – Willow Grove Apartments
- Issac Mullins – Maintenance – Willow Grove Apartments
- Angel Roman – Maintenance – Willow Grove Apartments
- Cornel Goga – Property Manager – Orange Grove Apartments
- Lilla Erdos – Property Manager – Rancho Terrace
- Lauro Carmona – Maintenance – Courtside Apartments
- Mary Dorofeyev – Property Manager – HDS/Governor’s Plaza
- Corey Williams – Maintenance – Markston Apartments
- Pavel Sitark – Grounds - Regalia Crest
- Jesus Sanchez – Porter - UPM
- Marci Cornell – RM Executive – Westcal Management

MOST PROPERTIES NOT PREPARED FOR CYBER ATTACKS

75% of IT administrators admit they do not have a formal cybersecurity incident response plan (CSIRP) that is applied consistently across the organization



Is your building prepared in the event of a hack or a virus? Only 32% of IT and security professionals say their organization has a high level of cyber resilience, and an even larger percentage, 66% of respondents say their organization is not prepared to recover from a cyberattack, according to the annual *Cyber Resilient Organization Study* conducted by Resilient, an IBM Company, and the Ponemon Institute. The survey includes responses from more than 2,400 security and IT professionals from around the world.

"This year's Cyber Resilience study shows that organizations globally are still not prepared to manage and mitigate a cyberattack," says John Bruce, CEO and co-founder of Resilient, an IBM Company. "Security leaders can drive significant improvement by making incident response a top priority – focusing on planning, preparation, and intelligence."

Key findings from the report:

- 75% of respondents admit they do not have a formal cybersecurity incident response plan (CSIRP) that is applied consistently across the organization.
- 52% of those with a CSIRP have either not reviewed for updated the plan since it was put in place, or have no set plan to do so.
- 41% say the time to resolve a cyber-incident has increased in the last year.
- 66% say insufficient planning and preparedness is the top barrier to cyber resilience.

To see more information on the study, please click [here](#).

PROPERTY MANAGEMENT Q&A'S:

Question: We evicted one of our tenants and obtained a monetary judgment. Now we find that they have moved to Arizona. Can I collect against them since they moved out of state?

Answer: If you have a judgment against a former tenant and they move out of state, you can have the judgment recognized by that state as a valid judgment, which would allow you to proceed to levy against their bank accounts or garnish their wages in the state where they now live.

Question: Can an owner/property manager require that a tenant secure renters insurance?

Answer: Yes, to protect the property and assets, landlords can require the tenant obtain renters insurance as a covenant and condition of the lease.

Question: A tenant has delivered a payment, but the three-day notice has already expired. I don't want the money at this point. I do want possession of my unit back. Should I return the payment?

Answer: If you do not return and reject the payment, an argument could be made that the payment has been accepted and the three-day notice has been waived. You should therefore return and reject the payment.

CURRENT UNIT TOTAL FOR WESTCAL MANAGEMENT

(4,932)